

HEARING NO. 05-8-CZ2-1 (04-62)

4-52-42
Council Area 2
Comm. Dist. 4

APPLICANT: FLORIDA CONF. ASSOCIATION OF SEVENTH DAY ADVENTISTS CHURCH

- (1) Applicant is requesting to permit a religious facility with a lot area of 1.36 gross acres (2.5 gross acres required).
- (2) Applicant is requesting to permit parking within 25' of the right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "North Miami Beach Seventh Day Adventist Church," as prepared by Thomas H. Maxwell, Jr., Consulting Engineer, consisting of 3 sheets dated, stamped received 2/22/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 & 2, Block "F", OJUS, Plat book 3, Page 95, together with a portion of Section 4, Township 52 South, Range 42 East, being more particularly described as follows:

Commence at the Northeast corner of said Lot 1, Block "F"; thence E/ly 50'; thence N/ly 175.25'; thence W/ly for 213.5'; thence S/ly 176.5'; thence E/ly 164' to the Point of beginning.

LOCATION: 18701 N.E. 25 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.36 Gross Acres

PRESENT ZONING: RU-3 (Four Unit Apartment)